

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 8/26/2015
Common Council Item Number: PC15-0206	Date: Click here to enter a date.
Submitted By: Jennifer Andrews, DCD	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Grandview Square Subdivision, Madison Street – PUD Amendment	

Details:

The applicant would like amend the Grandview Square PUD to allow the placement of a single-family home on Outlot 1 along Madison street between Grandview Blvd. and Kilps Dr. Access to the lot will be off of Kilps Court West. This outlot was to be open space for the benefit of the residents and maintained by the home owners association of Grandview Square. The homeowners association never took responsibility for the outlot and eventually it was auctioned off by Waukesha County through tax foreclosure. The current owner held a neighborhood meeting in 2012 to discuss building a duplex on the lot. That idea was met with resistance from the neighbors who want the land to remain undeveloped. The City Attorney Office has reviewed this project and its history, and determined that an amendment to the PUD would be a proper avenue for the applicant to take to change the agreement to allow the proposed construction.

Options & Alternatives:

Deny the PUD amendment request. Require the current owners in the subdivision to abide by the terms of the agreement, create a home owners association and obtain title the open space.

Financial Remarks:

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Executive Recommendation:

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Committee Recommendation:

Recommend approval of the PUD amendment to allow for the construction of a single-family home on outlot 1 in the Grandview Square subdivision.



